

When recorded return to:

Joseph S. Kowalski III and Melissa A. Kowalski, Trustees
5003 Mission Road
Bellingham, WA 98226

GNW 24-19823

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249474
Jan 31 2024
Amount Paid \$12374.40
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nathan Harrison and Abbey Harrison, husband and wife, 2415 Fir Street, Bellingham, WA 98229,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to _____ The Nunya
Trust dated January 23, 2024

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 17, Township 36 North, Range 4 East - NW SW

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P49287

Dated: 1/30/2024

Nathan Harrison
Nathan Harrison

Abbey Harrison
Abbey Harrison

Statutory Warranty Deed
LPB 10-05

Order No.: 24-19823-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 30th day of January, 2024 by Nathan Harrison and Abbey Harrison.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/28/2025



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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 2628 Old Highway 99 North Road, Burlington, WA 98233

Tax Parcel Number(s): P49287

Property Description:

That portion of the Northwest Quarter of the Southwest Quarter of Section 17, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the Easterly line of the county road, as it existed on July 1, 1911, with the South line of the North Half of the Northwest Quarter of the Southwest Quarter of said section;

thence East a distance of 626 1/4 feet;

thence North a distance of 208 and 2/3rds feet;

thence West a distance of 626 1/4 feet;

thence South a distance of 208 and 2/3rds feet to the point of beginning;

EXCEPT that portion of the State Highway as conveyed to the State of Washington in deed recorded November 12, 1932, under Auditor's File No. 253561, records of Skagit County, Washington;

ALSO EXCEPT any portion lying Easterly of the State Highway;

ALSO, that portion of the South Half of the Northwest Quarter of the Southwest Quarter of Section 17, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 17;

Thence South 87°50'59" East, along the East-West centerline of said Section 17, a distance of 411.12 feet to the Westerly right-of-way of Old Highway 99 North (50 feet off centerline);

Thence South 23°37'57" East along said Westerly right-of-way, a distance of 740.67 feet to the point of beginning;

Thence continuing South 23°37'57" East, along said right-of-way, a distance of 248.81 feet;

Thence North 88°22'26" West, along a fence line, a distance of 190.20 feet to an angle point in the fence line;

Thence continuing along said fence at North 88°33'58" West, a distance of 325.88 feet to the Easterly right-of-way of Friday Creek Road (30 feet off centerline);

Thence North 15°01'58" West along said Easterly right-of-way, a distance of 237.85 feet;

Thence South 88°09'50" East, a distance of 478.10 feet to the point of beginning.

Situated in Skagit County, Washington.

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EXHIBIT B

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9. Easement, including the terms and conditions thereof, granted by instrument(s); Recorded: July 5, 1962 Auditor's No(s): 622528, records of Skagit County, Washington In favor of: Puget Sound Power & Light Company For: Electric transmission and/or distribution line, together with necessary appurtenances Affects: Said premises, the exact location and extent of said easement is undisclosed of record.
10. Easement, including the terms and conditions thereof, granted by instrument(s); Recorded: August 9, 1989 Auditor's No(s): 8908090007, records of Skagit County, Washington In favor of: Puget Sound Power & Light Company For: Electric transmission and/or distribution line, together with necessary appurtenances Affects: The East 20 feet of said premises
11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded on December 16, 1998 as Auditor's File No. 9812160130.
12. Terms, conditions, and restrictions of that instrument entitled Low Flow Mitigation Summary; Recorded: May 28, 2002 Auditor's No(s): 200205280215, records of Skagit County, Washington
13. Quit Claim Deed Boundary Line Adjustment including the terms, covenants and provisions thereof Recording Date: January 24, 2008 Recording No.: 200801240077

Statutory Warranty Deed
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